

BK 6822PG 279

WARRANTY DEED

NO TRANSFER

TAX PAID

Know all Persons by these Presents,

005861

That WE, FERNANDO J. GIROUX AND DORIS L. GIROUX, both of Waterville, County of Kennebec and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by RONALD L. GIROUX, JEAN ANN DOLOWITZ AND LINDA G. SCOGGINS

whose mailing address is 44 Derbyshire Drive, Carlisle, Pa. 17103  
P.O. Box 107, St. Albans Bay, Vt. 05481  
14 Pearl Street, Somersworth, N.H. 03978

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said Ronald L. Giroux, Jean Ann Dolowitz and Linda G. Scoggins

their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #20 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #20 are protective covenants, which shall run with the land, as described in a declaration of protective covenants, recorded in the Kennebec County Registry of Deeds recorded in Book 3211, Page 191.

Being all and the same premises conveyed by Renald Cloutier to Fernando J. Giroux and Doris L. Giroux as described in a warranty deed dated November 2, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3827, Page 116.

Excepting and reserving a life estate in the above referenced property to Fernando J. Giroux and to Doris L. Giroux.

Rebecca Cayford

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Ronald L. Giroux, Jean Ann Dolowitz and Linda G. Scoggins**

**their** heirs and assigns, to **them** and their use and behoof forever.

**And** we do **covenant** with the said Grantees, **their** heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee **s** to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantees, **their** heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, the said **Fernando J. Giroux and Doris L. Giroux**

~~xxxx~~

~~xxxxxx/xxxx/xxxxxx~~

~~joining and the same to the said Grantee s to hold as aforesaid; and~~

in the ~~xxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ have hereunto set our hands and seals this **13<sup>th</sup>** day of the month of **February**, A.D. 20 **02**.

Signed, Sealed and Delivered  
in presence of

<i>Renee A. Gagnon</i>	<i>x Fernando J. Giroux</i>
.....	Fernando J. Giroux
<i>Renee A. Gagnon</i>	<i>x Doris L. Giroux</i>
.....	Doris L. Giroux
.....	.....
.....	.....

State of **Maine**, County of **Somerset** on **February 13<sup>th</sup>**, 20 **02**

Then personally appeared the above named **Fernando J. Giroux and Doris L. Giroux**

and acknowledged the foregoing instrument to be **their** free act and deed.

Before me,

*Renee A. Gagnon*  
.....  
Notary Public  
Attorney at Law

RECEIVED KENNEDY SS.

2002 FEB 22 AM 9:00

Printed Name, *Renee A. Gagnon*

ATTEST: *Beverly Austin-Hollaway*  
ACTING REGISTER OF DEEDS